


Sales/Transfer Price: \$130,000.00

SPECIAL WARRANTY DEED

This Instrument Prepared By
And Return To:

Name: Fred Morrison 
Address: McLin Burnsed, P.A.
1000 W. Main Street
Leesburg, Florida 34748

Parcel I.D. Numbers: 01-19-25-050505000100 & 01-19-25-050505000101

This SPECIAL WARRANTY DEED, made as of the 15th day of September, 2014, by **SOFRAN LEESBURG, LTD.**, a Florida limited partnership, whose address is 5500 Ave Royalmount, Suite 300, Montreal, Quebec Canada H4P 1H7 ("Grantor"), in favor of **THE CITY OF LEESBURG, FLORIDA**, a Florida municipal corporation, whose address is 501 West Meadow St., Leesburg, Florida 34748 ("Grantee"; wherever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument and their successors and assigns).

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee all that tract or parcel of land situated, lying and being in Lake County, Florida,

together with all improvements thereon, if any, which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor does hereby fully warrant the title to such Property, and will defend the same against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof, without any intention to re-impose same.

Grantor further warrants that the Property is not Grantor's homestead property, nor does it lie adjacent or contiguous to Grantor's homestead property.

[Signature Appears on Next Page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

SOFRAN LEESBURG, LTD.,
a Florida limited partnership (SEAL)

Kathy Smalley
Witness

Kathy Smalley
Print Name

Will D. Taylor
Witness

Bill Taylor
Print Name

By: The Sofran Corporation, a Delaware
corporation, General Partner

By: Gerald M. Smalley
Gerald M. Smalley
Authorized Agent

STATE OF FLORIDA

COUNTY OF Seminole


The foregoing instrument was acknowledged before me this ____ day of September, 2014, by Gerald M. Smalley, Authorized Agent of Sofran Corporation, a Delaware corporation, which is General Partner of Sofran Lessburg, Ltd., a Florida limited partnership, who is personally known to me, or has produced a driver's license as identification.

Karanjit K. Arora
Signature of Notary Public
KARANJIT K ARORA
Print Name of Notary Public

Commission No.: EE 160328

My Commission Expires: 01/17/2016

[NOTARIAL SEAL]

Karanjit K. Arora
Notary Public
State of Florida

My Commission Expires 01/17/2016
Commission No. EE 160328

EXHIBIT "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 50, ACCORDING TO THE REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF SUBDIVISION OF SILVER LAKE ESTATES, RECORDED IN PLAT BOOK 10, PAGES 66 TO 69, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS RAILROAD RIGHT-OF-WAY.

and

THAT PART OF LOT 2, BLOCK 50, ACCORDING TO THE REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF SUBDIVISION OF SILVER LAKE ESTATES, RECORDED IN PLAT BOOK 10, PAGES 66 TO 69, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF RAILROAD RIGHT-OF-WAY.

and

LOT 5 AND 6, BLOCK 50, ACCORDING TO THE REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF SUBDIVISION OF SILVER LAKE ESTATES, RECORDED IN PLAT BOOK 10, PAGES 66 TO 69, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS RAILROAD RIGHT-OF-WAY.

ALSO LESS AND EXCEPT: THAT PART OF THE EXTREME SOUTHWESTERLY PORTION THEREOF LYING WESTERLY OF THE NORTHEASTERLY BOUNDARY LINE OF THE SOUTHEASTERLY CLEAR APPROACH ZONE, SAID BOUNDARY LINE BEING DESCRIBED AS FOLLOWS: FROM A RAILROAD SPIKE LOCATED AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE EXISTING NW-SE AND NE-SW RUNWAYS, RUN SOUTHEASTERLY, ALONG THE CENTERLINE OF THE SAID NW-SE RUNWAY, FOR A DISTANCE OF 1200 FEET MORE OR LESS, TO A RAILROAD SPIKE (DESIGNATED HERE AS SPIKE NO. 2); THENCE CONTINUE, ALONG SAID CENTERLINE, FOR A DISTANCE OF 200 FEET; THENCE IN A NORTHEASTERLY DIRECTION, PERPENDICULAR TO THE SAID RUNWAY CENTERLINE, FOR A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM THIS POINT OF BEGINNING RUN, IN A SOUTHEASTERLY DIRECTION TO A POINT DESIGNATED HERE AS POINT "A" AND LOCATED AS FOLLOWS: FROM THE AFORESAID SPIKE NO. 2, RUN IN A SOUTHEASTERLY DIRECTION ALONG THE SAID CENTERLINE OF THE NW-SE RUNWAY, FOR A DISTANCE OF 1900 FEET; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE SAID CENTERLINE, FOR A DISTANCE OF 712.5 FEET TO SAID POINT "A" AND THE END OF THIS DESCRIPTION.

and

ANY AND ALL RAILROAD RIGHTS-OF-WAY LOCATED WITHIN LOTS 1, 2, 5, AND 6 IN BLOCK 50, ACCORDING TO THE REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF SUBDIVISION OF SILVER LAKE ESTATES, RECORDED IN PLAT BOOK 10, PAGES 66 TO 69, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SAID TRACT BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN "BOUNDARY SURVEY FOR CITY OF LEESBURG" PREPARED BY FARNER BARLEY AND ASSOCIATES, INC., BEARING THE SEAL OF GEORGE W. FARNER JR., PROFESSIONAL SURVEYOR & MAPPER, FLORIDA REGISTRATION NO. 4614, DATED MAY 6, 2014.

EXHIBIT B

Permitted Exceptions

1. All taxes for the year 2014 and subsequent years.
2. All matters contained on the Plat of REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF SUBDIVISION OF SILVER LAKE ESTATES, as recorded in Plat Book 10, Page 66, Public Records of Lake County, Florida.
3. Easement as recorded in Official Records Book 1660, Page 993, being re-recorded in Official Records Book 1662, Page 2422, together with Corrective Easement as recorded in Official Records Book 1722, Page 2412, aforesaid records.
4. Covenants, conditions, and restrictions recorded in Official Records Book 1660, Page 1002, and being re-recorded in Official Records Book 1662, Page 2431, together with First Amended as recorded in Official Records Book 1827, Page 276; Second Amendment as recorded in Official Records Book 4260, Page 358, and Supplemental as recorded in Official Records Book 4260, Page 376, aforesaid records, which contain provisions creating easements and/or assessments.
5. Reservations as recited in Fee Simple Deed as recorded in Official Records Book 807, Page 2453, aforesaid records.
6. Rights of others to use that portion of the insured land lying within the waters of Lake Harris shown on Plat Book 10, Page 66, aforesaid records.



This Instrument Prepared By
and Return to:
Fred Morrison
McLin Burnsed, P.A.
1000 W. Main Street
Leesburg, Florida 34748

INSTRUMENT #2014103305
OR BK 4529 PG 1222 - 1227 (6 PGS)
DATE: 9/22/2014 10:25:51 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$52.50

**PARTNERSHIP
AFFIDAVIT**

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, the undersigned authority, this day personally appeared Norman Zavalkoff (hereinafter referred to as "Affiant"), and who deposes and says:

1. That Affiant is the Executive Vice President of The Sofran Corporation, a Delaware corporation, the sole General Partner of Sofran Leesburg, Ltd., a Florida limited partnership, which is organized under the laws of the State of Florida, and that said Partnership is in good standing under the laws of the State of Florida. A true, correct and complete copy of the Certificate of Good Standing for the Partnership issued by the Office of the Secretary of State of the State of Florida is attached hereto as Exhibit "A."

2. That the following corporation is the sole General Partner of said Partnership, and that there are no other persons, partnerships, corporations or other entities that are affiliated with said Partnership as a General Partner:

The Sofran Corporation	5500 Ave Royalmount, Suite 300 Montreal, Quebec Canada H4P 1H7
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3. That the Partnership Agreement dated July 10, 1998 has not been amended or terminated; that the Partnership has not been dissolved; and that the same is in full force and effect as of the date hereof.

4. That there are no provisions in the Certificate of Limited Partnership or the Partnership Agreement which prohibit or restrict the sale of the property described in the attached Exhibit "B"; and that the sole General Partner is authorized to execute and deliver the sale documents.

5. That the authorized agent executing the sale documents on behalf of the sole General Partner is duly authorized to do so. The pertinent resolutions of the Directors of The Sofran Corporation supporting such authority are attached hereto as Exhibit "C."

6. This Affidavit is made to induce Old Republic National Title Insurance Company to issue a title policy insuring a fee simple interest on the aforementioned property.

FURTHER AFFLIANT SAYETH NOT:

[signature appears on following page]

[signature page for Partnership Affidavit]

IN WITNESS WHEREOF, I have set my hand and seal unto this instrument this 15th day of September, 2014.

WITNESSES:

[Signature]

Typed Name: E. THORNTON ANDERSON

[Signature] (SEAL)
NORMAN ZAVALKOFF

[Signature]

Typed Name: ROBBY BOGGS

Subscribed and sworn before me this 15 day of September, 2014, by Norman Zavalkoff, as Executive Vice President of The Sofran Corporation, a Delaware corporation, sole general partner of Sofran Leesburg, Ltd., a Florida limited partnership, who is personally known to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Typed Name: Roy E. Martin IV
Title or Rank: Notary Public of Fulton County Georgia
Commission Number: W-00183112

EXHIBIT "A"

Certificate of Good Standing

State of Florida
Department of State

I certify from the records of this office that SOFRAN LEESBURG, LTD. is a Limited Partnership or Limited Liability Limited Partnership organized under the laws of the State of Florida, filed on July 10, 1998.

The document number of this Limited Partnership is A98000001673.

I further certify said Limited Partnership has paid all filing fees due this office through December 31, 2014, and its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eighth day of September, 2014*



Ken Detmer
Secretary of State

Authentication ID: CU1757716437

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://efile.sunbiz.org/certauthver.html>

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EXHIBIT "C"

Resolutions of General Partner

**PARTNERSHIP RESOLUTION OF
THE GENERAL PARTNER OF SOFRAN LEESBURG, LTD.**

The undersigned, being the sole General Partner of SOFRAN LEESBURG, LTD., a Florida limited partnership (the "Partnership"), does hereby take the following action:

WHEREAS, the purpose of the Partnership is to acquire, own, exchange, sell, subdivide, operate and lease certain real property as set forth in Section 1.4 of the Agreement of Limited Partnership of Sofran Leesburg, Ltd. (the "Partnership Agreement"); and

WHEREAS, the Partnership has entered into that certain Vacant Land Contract, dated as of July 14, 2014 (the "Agreement") with the City of Leesburg, Florida, a Florida municipal corporation ("Buyer"), for the sale of certain property including Lots 1, 5 and 6, of Block 50, together with a portion of Lot 2, Block 50, located in Lake County, Florida, and more particularly described in Exhibit A to the Sale Agreement (the "Property").

NOW THEREFORE BE IT RESOLVED, that the Partnership be and is hereby authorized and directed to sell and convey the Property to Buyer, and to execute and deliver such, deeds, assignments, affidavits, settlement statements, agreements, easements, certificates and such other instruments and documents as may be necessary to consummate such transaction, all under terms and conditions acceptable in the discretion of the General Partner of the Partnership; and

FURTHER RESOLVED, that The Sofran Corporation, a Delaware corporation (the "General Partner"), as sole general partner of the Partnership, in the name of and on behalf of the Partnership, be and is hereby authorized and directed to cooperate in the sale and conveyance of the Property, and to execute and deliver such deeds, assignments, affidavits, settlement statements, agreements, easements, certificates, and such other instruments and documents as may be necessary to consummate such transaction, all of which are to be in form and substance as the authorized signatory executing the same on behalf of the General Partner may deem necessary or desirable, the execution thereof by the General Partner being conclusive evidence of the approval of such form and such substance by the authorized signatory thereof, and to do any and all things which in their discretion such officers may deem to be necessary or desirable to effectuate the foregoing resolutions and to carry out the purposes thereof.

[signature appears on following page]

[signature page for Partnership Resolution]

15th IN WITNESS WHEREOF, the undersigned has set its hand and seal as of the day of September, 2014.

SOFRAN LEESBURG, LTD., a Florida
limited partnership (SEAL)

By: The Sofran Corporation, a Delaware
corporation, General Partner

By: 
Norman Zavalkoff
Executive Vice President